



Town Council Agenda Report

SUBJECT: Ordinance

CONTACT PERSON/NUMBER

Name: Mark Kutney, AICP
Phone: (954) 797-1101

TITLE OF AGENDA ITEM:

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE TOWN OF DAVIE, SECTION 12-32, ENTITLED, "TABLE OF PERMITTED USES," SUBSECTION (B), "COMMERCIAL, OFFICE, AND BUSINESS DISTRICTS," TO PROHIBIT MINI WAREHOUSE/SELF STORAGE AS A PERMITTED USE WITHIN THE CC AND C-1 ZONING DISTRICT, AND SUBSECTION (C), "BUSINESS PARK AND INDUSTRIAL DISTRICTS," TO PROHIBIT MINI WAREHOUSE/SELF STORAGE AS A PERMITTED USE WITHIN THE BP DISTRICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.

ZB (TXT) 6-2-00 Town of Davie, petitioner/owner

REPORT IN BRIEF:

This is an ordinance to eliminate mini warehouse/self-storage facilities as a permitted use within the CC, Commerce Center District, C-1, Heavy Commercial District, and the BP, Business Park zoning districts. Staff believes self-storage facilities are no longer appropriate within these zoning districts and should remain in the industrial zoning districts only.

PREVIOUS ACTIONS: None.

CONCURRENCES:

The Planning and Zoning Board recommended approval of the ordinance at its July 12, 2000 meeting (motion carried 3-1, Ms. Moore dissenting, Mr. Davis absent).

FISCAL IMPACT: Not Applicable.

RECOMMENDATION(S): Motion to approve the ordinance.

Attachment(s): Planning Report and Ordinance.

DEVELOPMENT SERVICES DEPARTMENT

Planning & Zoning Division

MEMORANDUM
PZ 07-05-00

TO: Tom Willi, Interim Town Administrator

THRU: Mark Kutney, AICP, Development Services Director

THRU: Jeff Katims, AICP, Planning and Zoning Manager

FROM: Jason Eppy, Planner II

DATE: July 5, 2000

RE: Land Development Code Amendment ZB (TXT) 6-2-00
CC, Commercial Commerce Center, C-1, Heavy Commercial, and BP
Business Park Districts.

I. BACKGROUND

On July 15, 1998, the Town Council adopted Ordinance 98-033 which eliminated mini warehouses/self-storage as a permitted use within the B-3, Planned Business Center District and the FB, Freeway Business District. Upon further consideration, staff has identified three additional commercial zoning districts in which mini warehouse/self-storage facilities should be eliminated as permitted uses under the code. They are the CC, Commercial Commerce Center, C-1, Heavy Commercial, and the BP, Business Park Districts. The attached ordinance effectuates these changes and limits self-storage facilities to industrial districts.

II. ANALYSIS

The BP and CC Districts are defined in the code as intended to promote campus types of industrial, office, distribution and service business areas where a wide variety of uses can be built in an attractive environment with substantial open areas on the periphery of the development. Also, these districts are intended to provide for development of office, research, business and light industrial complexes at suitable locations throughout the town that will serve as major sources of employment which will complement the appearance and welfare of the town. Self-storage facilities are typically associated with industrial types of uses because of their physical appearance and design which do not have the open space areas and do not generate the employment intended by the code.

The C-1 District is the third and final commercial district permitting self-storage. Currently, there are no properties in the Town that are zoned C-1, Heavy Commercial District which may result in the elimination of the district from the code at a later date. Attached to this memorandum is a listing of properties within the Town that are zoned BP and CC. This list does not include those properties that are within public rights-of-way or those that are zoned C-1 under the County Code. The list shows there are a significant number of sites zoned BP and CC that remain vacant along major roadway corridors. Those properties with existing self-storage facilities would not be affected by this amendment because the amendment

considered legal non-conforming uses subject to the legal non-conforming use section of the Town Code. Staff also recommends that vacant properties zoned BP and CC which may have plat approval restricting use of the land to a self-storage facility be considered vested for said use, and be exempted from this amendment, with proof that they were platted prior to adoption of this Ordinance, should it be approved.

III. CONCLUSION:

Staff recommends adoption of the proposed ordinance that would eliminate self-storage facilities as a permitted use within the BP, CC and C-1 zoning districts. Adoption of this ordinance will promote the orderly and appropriate development of the existing BP and CC parcels and any future parcels that may receive BP, CC or C-1 zoning designations, and will restrict self-storage facilities to the industrial districts where they may be considered more appropriately located.

PLANNING AND ZONING BOARD RECOMMENDATION

The Planning and Zoning Board recommended approval of the ordinance at its July 12, 2000 meeting (motion carried 3-0, Ms. Moore dissenting, Mr. Davis absent).

(B) COMMERCIAL, OFFICE AND BUSINESS DISTRICTS
GENERAL USE

| | DISTRICTS | | | | | | | |
|----------------------------------|----------------|----------------|----------------|---|----|----|----|----|
| | SC & B-1 | WT & B-2 | UC & B-3 | O | FB | CC | CI | RO |
| Adult Facilities | N | N | * | N | N | N | N | N |
| Agriculture | * | * | * | * | N | * | N | * |
| Agriculture, Commercial | * | * | * | * | * | * | * | * |
| Amusement Parks | N | N | N | N | N | N | N | N |
| Animal Hospital | P | P | P | N | N | N | P | N |
| Animal Kennel | N | N | N | N | N | N | P | N |
| Antique, Crafts Shops | P | P | P | N | N | N | N | N |
| Athletic/Health Clubs, Gyms | N | P | P | N | P | * | P | N |
| Art Gallery | P | P | P | P | P | N | N | N |
| Auction House | N | * | * | N | N | N | * | N |
| Banks, Financial | P | P | P | P | P | P | N | N |
| Bakery, Delicatessen | P | P | P | N | P | * | P | N |
| Barber, Beauty Shops | P | P | P | N | P | * | P | N |
| Bars, Lounges | N | * | * | N | * | * | * | N |
| Bingo Establishments | N | 1 | 1 | N | N | N | * | N |
| Boat Yards | N | N | N | N | N | N | P | N |
| Bookstores, Newsstand | P | P | P | N | P | ** | P | N |
| Botanical Gardens | N | N | N | N | P | N | P | N |
| Bottled Fuel | N | N | N | N | N | N | P | N |
| Bowling, Skating | N | P | P | N | N | N | P | N |
| Cabinet/Carpentry Shops | N | N | N | N | N | N | * | N |
| Car Wash | N | P | P | N | N | N | P | N |
| Catering (Food) | N | P | P | N | N | P | P | N |
| Communication Apparatus | * | * | * | * | * | * | * | * |
| Contractor, office only | P | P | P | P | N | P | P | P |
| Convenience Stores | P | P | P | N | * | N | P | N |
| Dance Halls, Clubs | N | P | P | N | P | N | P | N |
| Distribution Facilities | N | N | N | N | N | N | P | N |
| Dry Cleaning | * | * | * | N | N | ** | P | N |
| Florist, Plant Shop | P | P | P | N | P | ** | P | N |
| Game Room, Arcade | N | P | P | N | N | N | P | N |
| Gardeners, Landscape Contractors | N | N | N | N | N | N | P | N |
| Gift Shops | P | P | P | N | N | ** | P | N |
| Golf Courses | N | P | P | N | P | N | N | N |
| Home Occupation | N | N | N | N | N | N | N | P |
| Hotels, Motels | N | N | * | N | P | * | N | N |
| Laboratories | N | N | N | P | P | P | P | N |
| Light Fabrication | N | N | N | P | N | P | P | N |
| Machine Shop | N | N | N | N | N | N | P | N |

(B) COMMERCIAL, OFFICE AND BUSINESS DISTRICTS
GENERAL USE

| | DISTRICTS | | | | | | |
|--|----------------|----------------|----------------|---|----|-----|----------|
| | SC & B-1 | WT & B-2 | UC & B-3 | O | FB | CC | CI HO |
| Medical Clinic, Doctor's Office | N | P | P | N | N | P | N |
| Mini Warehouse/Self Storage | N | N | N | N | N | * N | * N |
| Mobile Home Sales | N | * | * | N | N | N | P |
| Mortuary | N | P | P | N | N | N | P |
| Motion Picture Studio | N | N | N | N | N | P | P |
| Motor Fuel Pumps | N | * | * | N | * | N | * |
| Movie Theater, Performing Arts | N | P | P | N | P | N | N |
| Night Clubs | N | * | * | N | * | ** | * |
| Nursery, Child Care Facility | * | * | * | N | * | * | N |
| Office | P | P | P | P | P | P | P |
| Office Equipment Sales | N | P | P | N | P | * | P |
| Parking Lot, Rental | N | P | P | N | * | N | N |
| Pawnshop | N | P | P | N | N | N | P |
| Personal Services | P | P | P | N | P | ** | P |
| Pharmacy | N | P | P | N | P | * | P |
| Photographic Studio | P | P | P | N | P | P | P |
| Plant Nursery | P | P | P | P | P | N | P |
| Pool Rooms | N | P | P | N | N | N | P |
| Printer | N | P | P | N | P | P | P |
| Private Club | N | N | P | N | P | N | N |
| Radio or TV Station | N | N | N | N | N | P | P |
| Real Estate Office | P | P | P | P | * | P | P |
| Repair Shop, except vehicle or boat repair | N | P | P | N | N | N | P |
| Research Facilities | N | N | N | P | P | P | P |
| Residential Uses | * | N | * | N | * | * | * |
| Restaurants, Fast Food | N | P | P | N | P | N | P |
| Restaurant, Other | * | P | P | N | P | * | * |
| Retail Sales Other | P | P | P | N | P | ** | P |
| Sales Office | P | P | P | P | P | P | P |
| Schools—Special, Private | N | * | * | * | * | N | N |
| Schools, Trade, Vocational and Other | N | * | * | * | * | N | * |
| Service Stations | N | N | * | N | N | N | * |
| Sheet Metal Shop | N | N | N | N | N | N | * |
| Special Residential Facilities | * | * | * | N | N | N | N |
| Sports Arena | N | N | N | N | N | N | N |
| Studios (Art, Music) | P | P | P | N | N | P | P |
| Truck, Auto, Trailer, Utility Rental | N | N | P | N | N | P | P |
| Vehicle Customizing | N | N | N | N | N | N | P |
| Vehicle, Boat, Truck, Repair Major | N | N | N | N | N | N | * |
| Vehicle Repair, Minor | N | * | * | N | N | N | P |
| Vehicle Towing | N | N | N | N | N | N | * |
| Vehicle Boat, Truck Sales | N | N | * | N | N | * | P |
| Warehouse, Storage | N | N | * | N | * | * | * |

(B) COMMERCIAL, OFFICE AND BUSINESS DISTRICTS (continued)

GENERAL USEDISTRICTS

| | <i>SC</i> & <i>B-1</i> | <i>WT</i> & <i>B-2</i> | <i>UC</i> & <i>B-3</i> | <i>O</i> | <i>FB</i> | <i>CC</i> | <i>CI</i> | <i>RO</i> |
|----------------------|------------------------------|------------------------------|------------------------------|----------|-----------|-----------|-----------|-----------|
| Watchman's Apartment | * | N | * | N | N | * | * | N |
| Wholesale | N | P | P | N | N | P | P | N |

P = Permitted by right in this district.

N = Not permitted in this district.

* = Conditionally permitted subject to detailed use regulations (Section 12-34).

1 = Subject to detailed use regulations of Chapter 13, Article V of Davie Code of Ordinances.

** = Limited to 20% of gross floor area

Permitted uses, specified under each zoning district, are intended to express the intent and purpose of that district. All uses are subject to General Regulations, Section 12-33 and Detailed Use Regulations, Section 12-34 of this Article.

(C) BUSINESS PARK AND INDUSTRIAL
GENERAL USE

| | <u>BP</u> | <u>DISTRICTS</u> | | |
|---|-----------|------------------|------------|------------|
| | | <u>M-1</u> | <u>M-2</u> | <u>M-3</u> |
| Acid, Explosives | N | N | N | N |
| Agriculture, Commercial Agriculture | * | * | * | * |
| Animal Kennel | N | * | * | * |
| Auction House | * | N | N | N |
| Brewing/Distilling of Malt Beverages or Liquors | N | N | N | N |
| Business Uses | P | * | * | * |
| Cement, Concrete, Lime | N | N | P | P |
| Educational (Adult) | * | * | * | * |
| Food Processing Facility | N | N | N | P |
| Foundry, Drop Forging | N | N | N | N |
| Gravel, Rock Mining | N | N | N | N |
| Incinerator (Medical, Solid Waste, Biohazardous) | N | N | N | N |
| Junk Yards | N | N | N | N |
| Landfill/Trash, Garbage Disposal | N | N | N | N |
| Light Manufacturing | P | P | P | P |
| Machine Shop | N | N | P | P |
| Marina, Dry Storage | N | N | * | * |
| Medium Manufacturing | * | N | P | P |
| <u>Mini Warehouse/Self Storage</u> | <u>N</u> | <u>*</u> | <u>*</u> | <u>*</u> |
| Mixed Use | N | * | * | * |
| Motor Freight Terminal | N | N | * | * |
| Office, Professional | P | * | * | * |
| Petroleum Storage, Refining, Distribution, etc. | N | N | N | N |
| Retail Sales | P | * | * | * |
| Sales of Construction Equipment | N | N | P | P |
| Sandblasting | N | N | N | P |
| Slaughter Yards | N | N | N | N |
| Soaps, Detergent, Cleansing Materials Manufacturing | N | N | N | N |
| Stockyards, Rendering, Glue | N | N | N | N |
| Storage Yards | N | N | P | P |
| Trash Transfer Station | N | N | N | N |
| Truck Stop | N | N | N | N |
| Vehicle, Boat, Truck, Repair, Major or Minor | N | P | P | P |
| Vehicle Towing/Storage | N | P | P | P |
| Vehicle, Boat, Truck Sales | * | P | P | P |
| Warehouse, Storage | * | * | * | * |
| Watchman's Apartment | * | * | * | * |
| Wholesale | P | P | P | P |

P = Permitted by right in this district.

N = Not permitted in this district.

* = Conditionally permitted subject to detailed use regulations (Section 12-34).

Permitted uses, specified under each zoning district, are intended to express the intent and purpose of that district. All uses are subject to General Regulations, Section 12-33 and Detailed Use Regulations, Section 12-34 of this Article.

PROPERTIES ZONED IN BP, CC, and C-1 WITHIN THE TOWN OF DAVIE

I. BP, Business Park District

- | | | |
|----|--|---|
| 1. | ICW South Plat (Martin Square/ Winn Dixie Shopping Center) | Northeast corner of Weston Road and Griffin Road (Pg. 18 of 49, Town zoning map). |
| 2. | ICW South Plat (Vacant Parcels, B & C, approximately 9 acres). | East of Martin Square, at the northwest corner of I-75 and Griffin Road (Pg. 18 of 49, Town zoning map). |
| 3. | ICW North Plat (Pointe West Commerce Center) | North of Martin Square, between I-75 and Weston Road, north of Griffin Road (Pg. 18 of 49, Town zoning map). |
| 4. | ICW North Plat (Budget Self Self Storage) | Just east of Pointe West Commerce Center, between I-75 and Weston Road, north of Griffin Road (Pg. 18 of 49, Town zoning map). |
| 5. | Pointe West Plat (Vacant land - approximately 6 acres) | North of South Post Road between Weston Road and I-75 (Pg. 11 of 49, Town zoning map). |
| 6. | Pointe West North Plat (Vacant (land approximately 3.5 acres) | North of Pointe West Plat, between Weston Road and I-75 (Pg. 11 of 49, Town zoning map). |

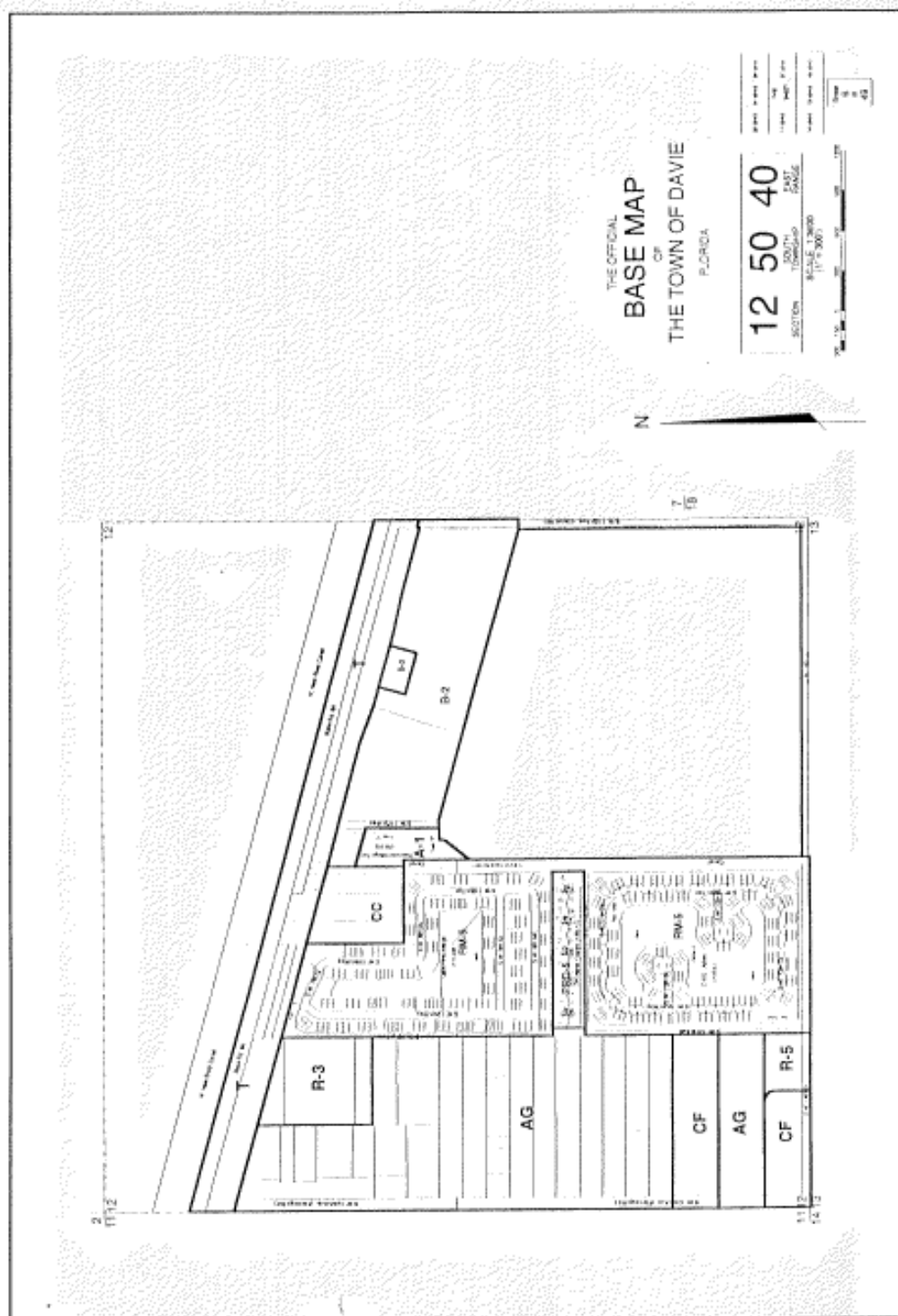
II. CC, Commercial Commerce Center

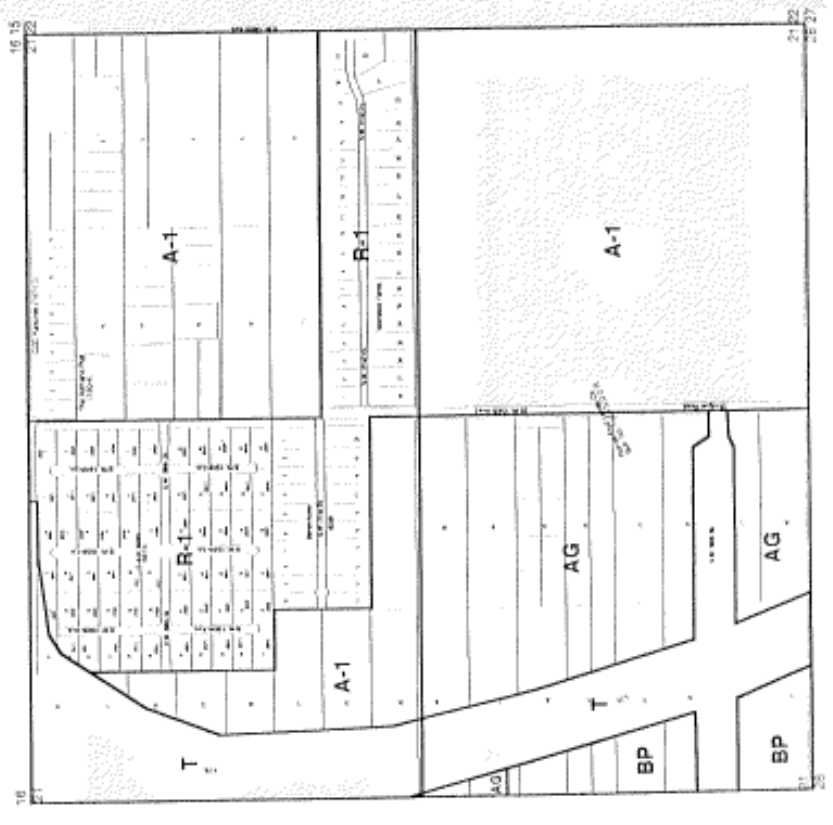
- | | | |
|---|--|---|
| 1. | Vacant Land (approximately 50 ± acres) | Northwest corner of University Drive and Stirling Road, west of existing Mobil gas station. |
| 2. | Public Storage | North of vacant land between SW 76 Avenue and University Drive. |
| 3. | University Lake Professional Plaza | North of Public Storage, between SW 76 Avenue and University Drive. |
| 4. | Davie Self Storage | North of Professional Plaza, between SW 76 Avenue and University Drive, just south of the FPL Substation. |
| * All uses above shown on page 39 of 49, of the Town zoning map. | | |
| 5. | Flexspace Building | South side of SR 84, just west of SW 117 Way (Pg. 6 of 49, Town zoning map). |

- | | | |
|-----|---|--|
| 6. | Vacant Land (approximately 40 ± acres). | South side of SR 84, west of Nob Hill Road (Pg. 26 of 49, Town zoning map). |
| 7. | DCL Communications | South side of SR 84, approximately 2000 feet west of Nob Hill Road (Pg. 20 of 29, Town zoning map). |
| 8. | Vacant Land (approximately 40 ± acres) | East of DCL Communications (Pg. 20 of 49, Town zoning map). |
| 9. | Vacant Land (approximately 20 ± acres) | South side of SR 84, approximately 1,600 feet west of Nob Hill Road (Pg. 20 of 49, Town zoning map). |
| 10. | Car Max | South east corner of SW 75 Avenue and SR 84 (Pg. 23 of 49, Town zoning map). |
| 11. | Public Storage | Southwest corner of State Road 84 and SW 70 Avenue (Pg. 23 of 49, Town zoning map). |
| 12. | Signature Grand | Southeast corner of SR 84 and SW 70 Avenue (Pg. 23 of 40, Town zoning map). |

III. C-1, Heavy Commercial District

- * No land within the Town of Davie currently zoned C-1, District (Town Code).





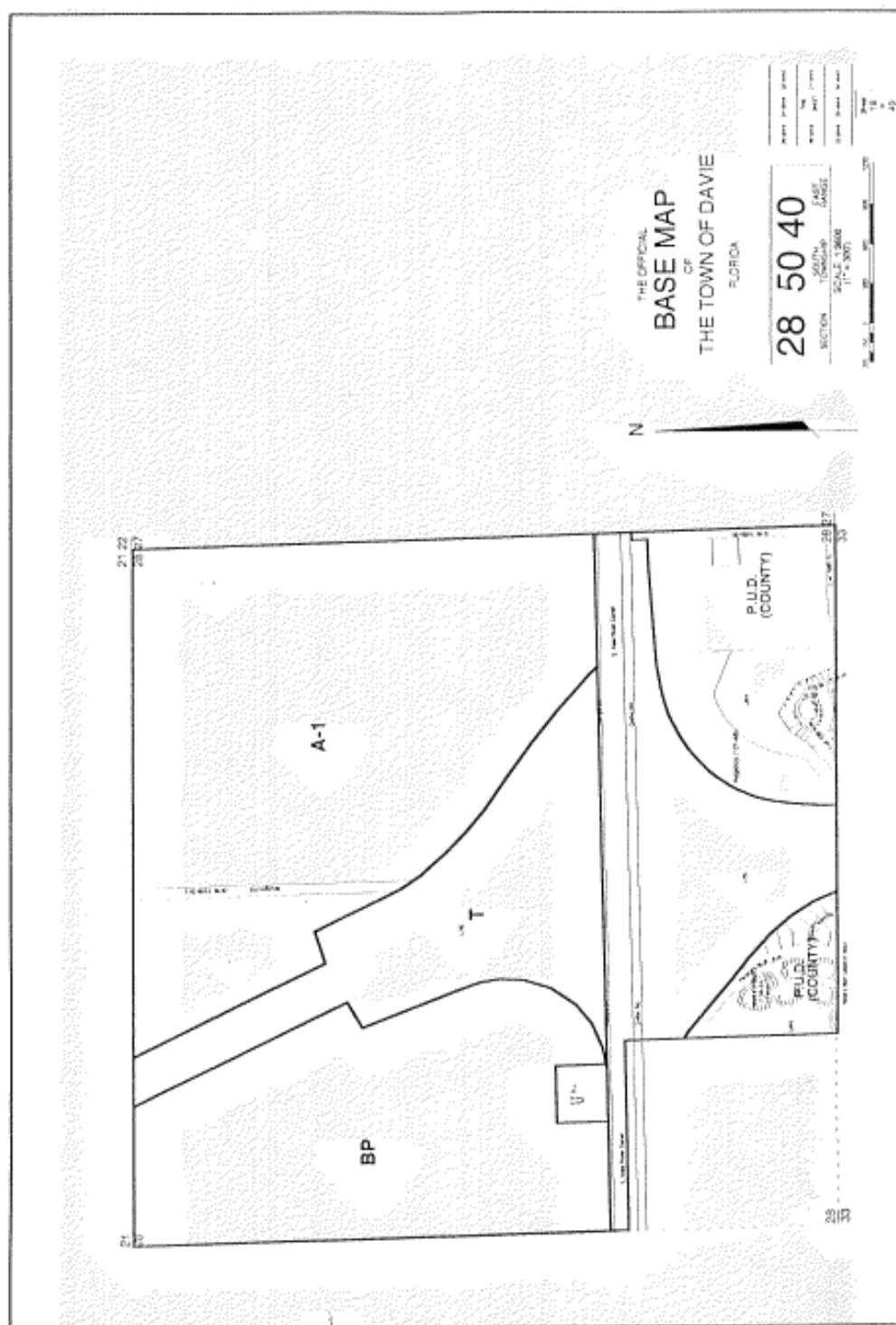
JUN 12 2000
 TOWN OF DAVIE
 PLANNING & ZONING DEPARTMENT

THE OFFICIAL
BASE MAP
 OF
 THE TOWN OF DAVIE
 FLORIDA

21 50 40
 SECTION 21, TOWNSHIP 50 NORTH, RANGE 40 WEST
 SCALE 1" = 300'
 DATE 6/12/00



| | |
|------|---------|
| DATE | 6/12/00 |
| BY | 11 |
| DATE | 6/12/00 |
| BY | 11 |
| DATE | 6/12/00 |
| BY | 11 |



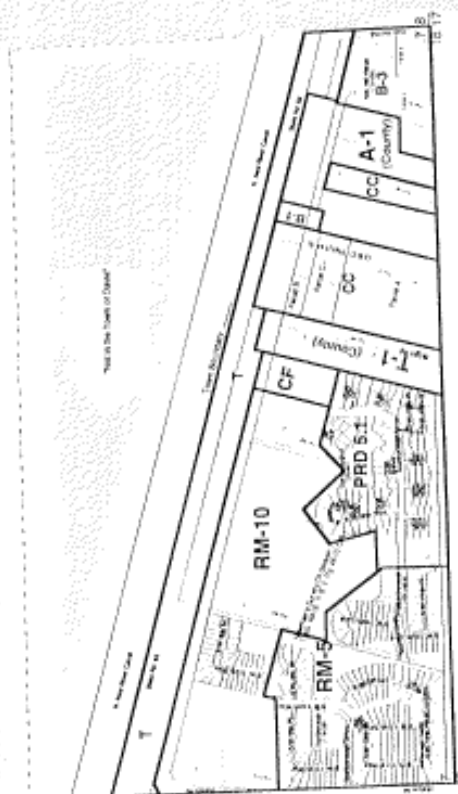


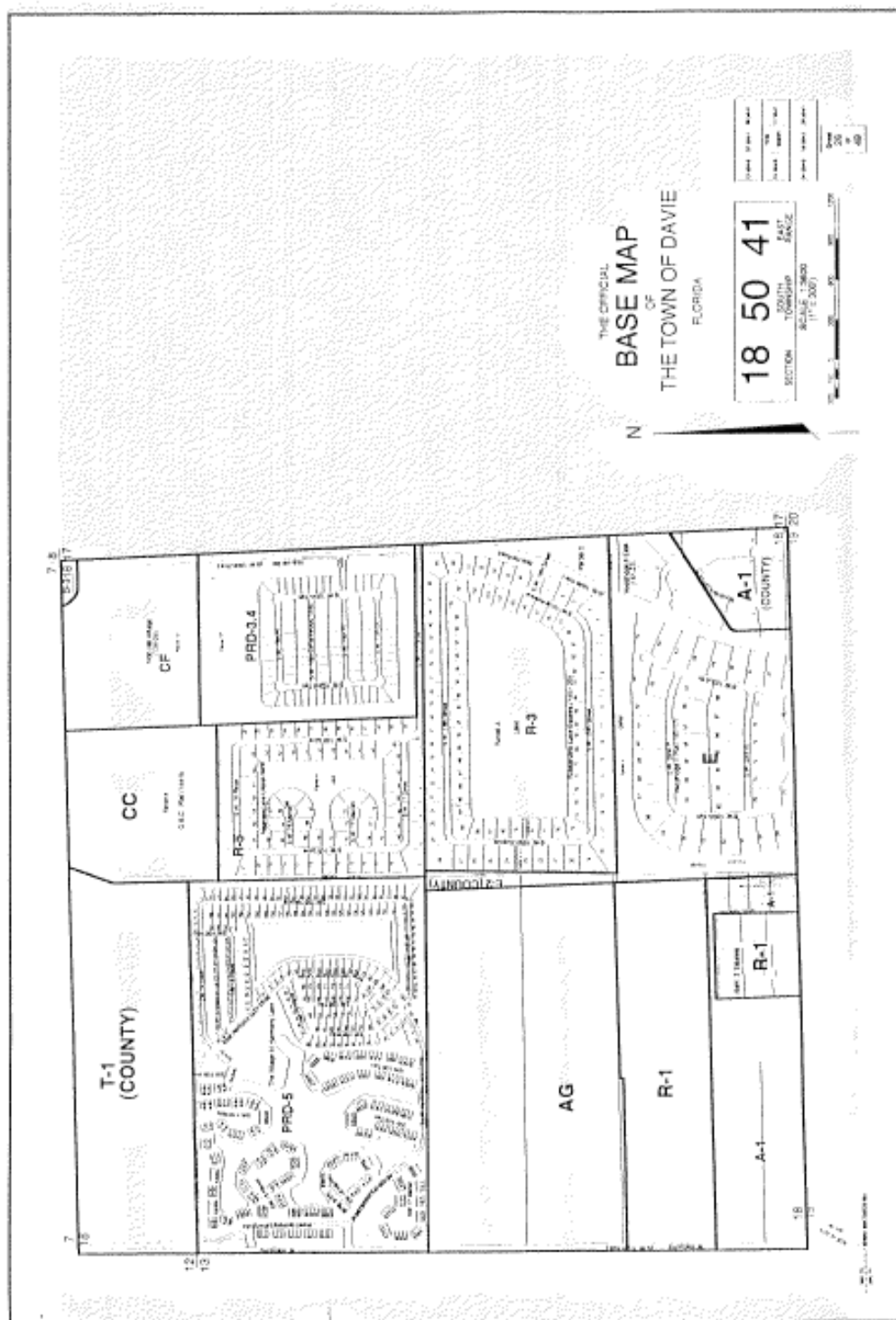
THE OFFICIAL
BASE MAP
 OF
 THE TOWN OF DAVIE
 FLORIDA

07 50 41
 SECTION 17
 TOWNSHIP 30N
 RANGE 17E
 SCALE 1" = 200'

1" = 200'

0 100 200 300





THE OFFICIAL
BASE MAP
OF
THE TOWN OF DAVIE
FLORIDA

19 50 42
SECTION 50074 EAST
TOWNSHIP RANGE
SCALE 1:5000
11/15/2007



ORDINANCE _____

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE TOWN OF DAVIE, SECTION 12-32, ENTITLED, "TABLE OF PERMITTED USES," SUBSECTION (B), "COMMERCIAL, OFFICE, AND BUSINESS DISTRICTS," TO PROHIBIT MINI WAREHOUSE/SELF STORAGE AS A PERMITTED USE WITHIN THE CC AND C-1 ZONING DISTRICTS, AND SUBSECTION (C), "BUSINESS PARK AND INDUSTRIAL DISTRICTS," TO PROHIBIT MINI WAREHOUSE/SELF STORAGE AS A PERMITTED USE WITHIN THE BP DISTRICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Davie encourages orderly and appropriate development of commercial and industrial properties; and

WHEREAS, the commercial zoning district designations of the Code of Ordinances of the Town of Davie are intended to implement the Commercial land use category of the Comprehensive Plan which provides for business, office, retail, service and other related commercial uses which are necessary to accommodate Davie's population; and,

WHEREAS, the industrial zoning district designations of the Code of Ordinances of the Town of Davie are intended to implement the Industrial land use category of the Comprehensive Plan which provides a variety of industrial uses, including employment and business centers, that enhance and expand the economic base of the Town; and,

WHEREAS, mini warehouse and self storage facilities are typically associated with industrial uses because of their feasible locations, physical appearance and design; and,

WHEREAS, mini warehouse and self storage facilities are appropriately sited in most industrial districts; and,

WHEREAS, mini warehouse and self storage facilities are inappropriately sited in commercial and hybrid commercial/industrial districts; and,

WHEREAS, the Town Council of the Town of Davie wishes to prohibit mini warehouse and self storage facilities as a permitted use within the CC, C-1 and BP zoning district designations, thereby protecting the public health, safety and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. That Section 12-32, Table of Permitted Uses," of the Town Code is hereby amended as follows:

a. Section 12-32, Subsection (B), Commercial, Office and Business Districts," is hereby amended to prohibit mini warehouse and self storage facilities as a permitted use within the CC and C-1 zoning district designations as shown on Exhibit "A", and

b. Section 12-32, Subsection (C), Business Parks and Industrial Districts," is hereby amended to

prohibit mini warehouse and self storage facilities as a permitted use within the BP zoning district designation as shown on Exhibit "B".

SECTION 2. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict are hereby repealed.

SECTION 3. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION 4. This ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS ____ DAY OF _____, 2000

PASSED ON SECOND READING THIS ____ DAY OF _____, 2000

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2000

EXHIBIT "A"

To the Ordinance

§ 12-32

DAVIE CODE

(B) COMMERCIAL, OFFICE AND BUSINESS DISTRICTS GENERAL USE

DISTRICTS

| | SC & B-1 | WT & B-2 | UC & B-3 | O | FB | CC | CI | RO |
|----------------------------------|----------------|----------------|----------------|---|----|----|----|----|
| Adult Facilities | N | N | * | N | N | N | N | N |
| Agriculture | * | * | * | * | N | * | N | * |
| Agriculture, Commercial | * | * | * | * | * | * | * | * |
| Amusement Parks | N | N | N | N | N | N | N | N |
| Animal Hospital | P | P | P | N | N | N | P | N |
| Animal Kennel | N | N | N | N | N | N | P | N |
| Antique, Crafts Shops | P | P | P | N | N | N | N | N |
| Athletic/Health Clubs, Gyms | N | P | P | N | P | * | P | N |
| Art Gallery | P | P | P | P | P | N | N | N |
| Auction House | N | * | * | N | N | N | * | N |
| Banks, Financial | P | P | P | P | P | P | N | N |
| Bakery, Delicatessen | P | P | P | N | P | * | P | N |
| Barber, Beauty Shops | P | P | P | N | P | * | P | N |
| Bars, Lounges | N | * | * | N | * | * | * | N |
| Bingo Establishments | N | 1 | 1 | N | N | N | * | N |
| Boat Yards | N | N | N | N | N | N | P | N |
| Bookstores, Newsstand | P | P | P | N | P | ** | P | N |
| Botanical Gardens | N | N | N | N | P | N | P | N |
| Bottled Fuel | N | N | N | N | N | N | P | N |
| Bowling, Skating | N | P | P | N | N | N | P | N |
| Cabinet/Carpentry Shops | N | N | N | N | N | N | * | N |
| Car Wash | N | P | P | N | N | N | P | N |
| Catering (Food) | N | P | P | N | N | P | P | N |
| Communication Apparatus | * | * | * | * | * | * | * | * |
| Contractor, office only | P | P | P | P | N | P | P | P |
| Convenience Stores | P | P | P | N | * | N | P | N |
| Dance Halls, Clubs | N | P | P | N | P | N | P | N |
| Distribution Facilities | N | N | N | N | N | N | P | N |
| Dry Cleaning | * | * | * | N | N | ** | P | N |
| Florist, Plant Shop | P | P | P | N | P | ** | P | N |
| Game Room, Arcade | N | P | P | N | N | N | P | N |
| Gardeners, Landscape Contractors | N | N | N | N | N | N | P | N |
| Gift Shops | P | P | P | N | N | ** | P | N |
| Golf Courses | N | P | P | N | P | N | N | N |
| Home Occupation | N | N | N | N | N | N | N | P |
| Hotels, Motels | N | N | * | N | P | * | N | N |
| Laboratories | N | N | N | P | P | P | P | N |
| Light Fabrication | N | N | N | P | N | P | P | N |
| Machine Shop | N | N | N | N | N | N | P | N |

(B) COMMERCIAL, OFFICE AND BUSINESS DISTRICTS
GENERAL USE

| | DISTRICTS | | | | | | | |
|--|----------------|----------------|----------------|---|----|----|----|----|
| | SC & B-1 | WT & B-2 | UC & B-3 | O | FB | CC | CI | RO |
| Medical Clinic, Doctor's Office | N | P | P | N | N | P | N | N |
| Mini Warehouse/Self Storage | N | N | N | N | N | N | N | N |
| Mobile Home Sales | N | * | * | N | N | N | P | N |
| Mortuary | N | P | P | N | N | N | P | N |
| Motion Picture Studio | N | N | N | N | N | P | P | N |
| Motor Fuel Pumps | N | * | * | N | * | N | * | N |
| Movie Theater, Performing Arts | N | P | P | N | P | N | N | N |
| Night Clubs | N | * | * | N | * | ** | * | N |
| Nursery, Child Care Facility | * | * | * | N | * | * | N | N |
| Office | P | P | P | P | P | P | P | P |
| Office Equipment Sales | N | P | P | N | P | * | P | N |
| Parking Lot, Rental | N | P | P | N | * | N | N | N |
| Pawnshop | N | P | P | N | N | N | P | N |
| Personal Services | P | P | P | N | P | ** | P | N |
| Pharmacy | N | P | P | N | P | * | P | N |
| Photographic Studio | P | P | P | N | P | P | P | N |
| Plant Nursery | P | P | P | P | P | N | P | P |
| Pool Rooms | N | P | P | N | N | N | P | N |
| Printer | N | P | P | N | P | P | P | N |
| Private Club | N | N | P | N | P | N | N | N |
| Radio or TV Station | N | N | N | N | N | P | P | N |
| Real Estate Office | P | P | P | P | * | P | P | P |
| Repair Shop, except vehicle or boat repair | N | P | P | N | N | N | P | N |
| Research Facilities | N | N | N | P | P | P | P | N |
| Residential Uses | * | N | * | N | * | * | * | * |
| Restaurants, Fast Food | N | P | P | N | P | N | P | N |
| Restaurant, Other | * | P | P | N | P | * | * | N |
| Retail Sales Other | P | P | P | N | P | ** | P | N |
| Sales Office | P | P | P | P | P | P | P | P |
| Schools—Special, Private | N | * | * | * | * | N | N | N |
| Schools, Trade, Vocational and Other | N | * | * | * | * | N | * | N |
| Service Stations | N | N | * | N | N | N | * | N |
| Sheet Metal Shop | N | N | N | N | N | N | * | N |
| Special Residential Facilities | * | * | * | N | N | N | N | N |
| Sports Arena | N | N | N | N | N | N | N | N |
| Studios (Art, Music) | P | P | P | N | N | P | P | P |
| Truck, Auto, Trailer, Utility Rental | N | N | P | N | N | P | P | N |
| Vehicle Customizing | N | N | N | N | N | N | P | N |
| Vehicle, Boat, Truck, Repair Major | N | N | N | N | N | N | * | N |
| Vehicle Repair, Minor | N | * | * | N | N | N | P | N |
| Vehicle Towing | N | N | N | N | N | N | * | N |
| Vehicle Boat, Truck Sales | N | N | * | N | N | * | P | N |
| Warehouse, Storage | N | N | * | N | * | * | * | N |

(B) COMMERCIAL, OFFICE AND BUSINESS DISTRICTS (continued)

GENERAL USEDISTRICTS

| | <i>SC</i> & <i>B-1</i> | <i>WT</i> & <i>B-2</i> | <i>UC</i> & <i>B-3</i> | <i>O</i> | <i>FB</i> | <i>CC</i> | <i>C1</i> | <i>RO</i> |
|----------------------|------------------------------|------------------------------|------------------------------|----------|-----------|-----------|-----------|-----------|
| Watchman's Apartment | * | N | * | N | N | * | * | N |
| Wholesale | N | P | P | N | N | P | P | N |

P = Permitted by right in this district.

N = Not permitted in this district.

* = Conditionally permitted subject to detailed use regulations (Section 12-34).

1 = Subject to detailed use regulations of Chapter 13, Article V of Davie Code of Ordinances.

** = Limited to 20% of gross floor area

Permitted uses, specified under each zoning district, are intended to express the intent and purpose of that district. All uses are subject to General Regulations, Section 12-33 and Detailed Use Regulations, Section 12-34 of this Article.

EXHIBIT "B"

To the Ordinance

LAND DEVELOPMENT CODE

§ 12-34

(C) BUSINESS PARK AND INDUSTRIAL GENERAL USE

| | BP | DISTRICTS | | |
|---|----|-----------|-----|-----|
| | | M-1 | M-2 | M-3 |
| Acid, Explosives | N | N | N | N |
| Agriculture, Commercial Agriculture | * | * | * | * |
| Animal Kennel | N | * | * | * |
| Auction House | * | N | N | N |
| Brewing/Distilling of Malt Beverages or Liquors | N | N | N | N |
| Business Uses | P | * | * | * |
| Cement, Concrete, Lime | N | N | P | P |
| Educational (Adult) | * | * | * | * |
| Food Processing Facility | N | N | N | P |
| Foundry, Drop Forging | N | N | N | N |
| Gravel, Rock Mining | N | N | N | N |
| Incinerator (Medical, Solid Waste, Biohazardous) | N | N | N | N |
| Junk Yards | N | N | N | N |
| Landfill/Trash, Garbage Disposal | N | N | N | N |
| Light Manufacturing | P | P | P | P |
| Machine Shop | N | N | P | P |
| Marina, Dry Storage | N | N | * | * |
| Medium Manufacturing | * | N | P | P |
| Mini Warehouse/Self Storage | N | * | * | * |
| Mixed Use | N | * | * | * |
| Motor Freight Terminal | N | * | * | * |
| Office, Professional | P | * | * | * |
| Petroleum Storage, Refining, Distribution, etc. | N | N | N | N |
| Retail Sales | P | * | * | * |
| Sales of Construction Equipment | N | N | P | P |
| Sandblasting | N | N | N | P |
| Slaughter Yards | N | N | N | N |
| Soaps, Detergent, Cleansing Materials Manufacturing | N | N | N | N |
| Stockyards, Rendering, Glue | N | N | N | N |
| Storage Yards | N | N | P | P |
| Trash Transfer Station | N | N | N | N |
| Truck Stop | N | N | N | N |
| Vehicle, Boat, Truck, Repair, Major or Minor | N | P | P | P |
| Vehicle Towing/Storage | N | P | P | P |
| Vehicle, Boat, Truck Sales | * | P | P | P |
| Warehouse, Storage | * | * | * | * |
| Watchman's Apartment | * | * | * | * |
| Wholesale | P | P | P | P |

P = Permitted by right in this district.

N = Not permitted in this district.

* = Conditionally permitted subject to detailed use regulations (Section 12-34).

Permitted uses, specified under each zoning district, are intended to express the intent and purpose of that district. All uses are subject to General Regulations, Section 12-33 and Detailed Use Regulations, Section 12-34 of this Article.